



Asking Price £400,000

Evington Road, Leicester, LE2 1QG

- Five bedroomed Terraced Property
- Summer Room
- Bathroom with Shower Cubicle
- Arranged over Three Floors
- Freehold/ Off Street Parking
- Through Lounge
- Fitted Kitchen
- Separate W/C
- Conservation Area / Cellar
- EPC Rating D / Council Tax Band C



Barkers are delighted to offer for sale THIS HIDDEN GEM located in the heart of Leicester, which has been in the same family ownership for the last 45 years.

Full of character we have this FIVE BEDROOM TERRACED PROPERTY retaining many of its original character features and having the benefit of OFF STREET PARKING for two cars.

You are greeted by a lovely entrance which leads into the amazing through lounge with high ceilings and feature bay, great for entertaining, there is a fitted kitchen leading into a snug room and then onto the beautiful garden with featured patio area.

On the first floor we have THREE DOUBLE BEDROOMS, bathroom and separate W/C.

The second floor has a further TWO DOUBLE BEDROOMS and a large spacious storage room.

The garden is laid to lawn and surrounded by mature plants enhancing to the whole charm and character of the house.

Evington Road is within walking distance from Leicester Railway Station, ideal for commuting and also close to the local shops, restaurant's and amenities on London Road, also walking distance to Victoria Park and close to the University Of Leicester and the Royal Infirmary.

VIEWING IS HIGHLY RECOMMENDED - CALL BARKERS ON 0116 2709394 NOW



ENTRANCE HALLWAY

Wooden front door with original stained glass window above, leading into the entrance hall which has coving, two radiators, stairs to first floor and a door leading down into cellar.



OTHER ASPECT



LIVING ROOM

12'7" x 13'6" (3.84 x 4.12)

Feature fireplace, bay window to front aspect, coving, two radiators, double doors to rear leading onto the patio area.



OTHER ASPECT



KITCHEN

9'2" x 9'3" (2.81 x 2.82)

Range of built in fitted units, sink with drainer, four ring gas hob with oven below, plumbing for W/M, original dresser with cupboard and drawers, radiator, window to side aspect.



LOUNGE / DINER

10'9" x 17'1" (3.28 x 5.23)



OTHER ASPECT



SUMMER ROOM
9'2" x 10'3" (2.81 x 3.14)

Built in cupboard housing 'Worcester' boiler, Tiled flooring, window to side aspect, door and window to rear aspect.



BEDROOM ONE
16'9" x 13'5" (5.12 x 4.11)

Feature fireplace, coving, radiator, window to front elevation.



FIRST FLOOR LANDING

Doors to first floor and stairs leading to the second floor



BEDROOM TWO
10'10" x 13'1" (3.31 x 4.00)

Built in cupboard, radiator, fireplace, coving, window to rear elevation.



BEDROOM THREE
9'6" x 9'11" (2.92 x 3.04)
radiator, window to rear elevation.

SEPARATE W/C
Step up into the room with a low level W/C, part frosted window to side elevation.



BEDROOM FOUR
16'9" x 13'6" (5.13 x 4.12)
feature fireplace, radiator, window to front elevation.



BATHROOM
6'6" x 9'10" (2.00 x 3.00)
feature bath, corner shower cubicle with 'Mira sport' shower, sink unit with underneath cupboard, heated towel rail, radiator, part tiled walls, 'Xpelair' extractor.

SECOND FLOOR LANDING
Door to built in storage room, access to loft, window to rear elevation.



OTHER ASPECT



BEDROOM FIVE

10'8" x 12'6" (3.27 x 3.83)

feature fireplace, radiator, window to rear elevation.



CELLAR

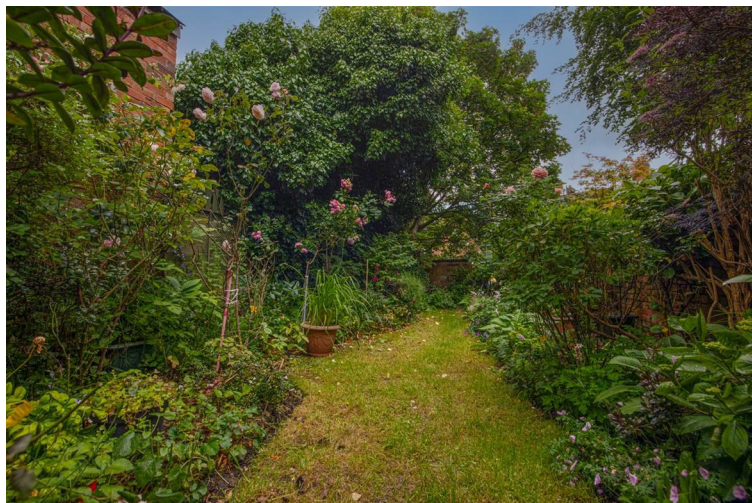
steps leading down into the cellar which is arranged as two rooms, great for storage, power point, window to front elevation, fuse box and gas meter, two built in Sump Pumps.



OTHER ASPECT



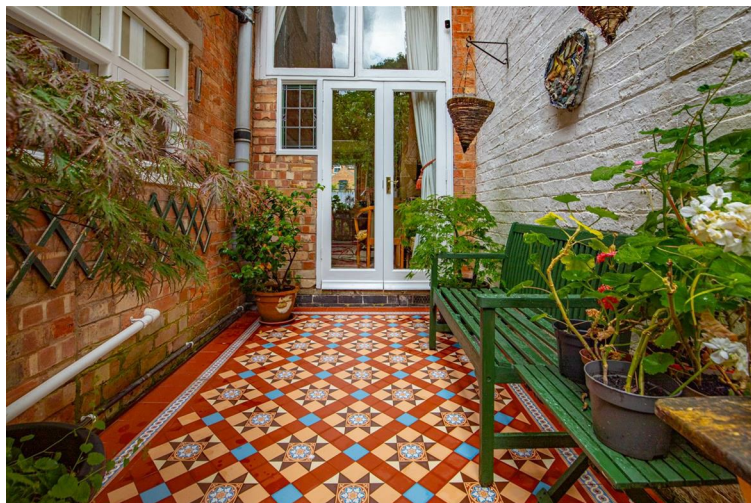
OTHER ASPECT



OUTSIDE

To the front of the property you have off road parking

To the rear: laid to grass with mature flower borders and trees,

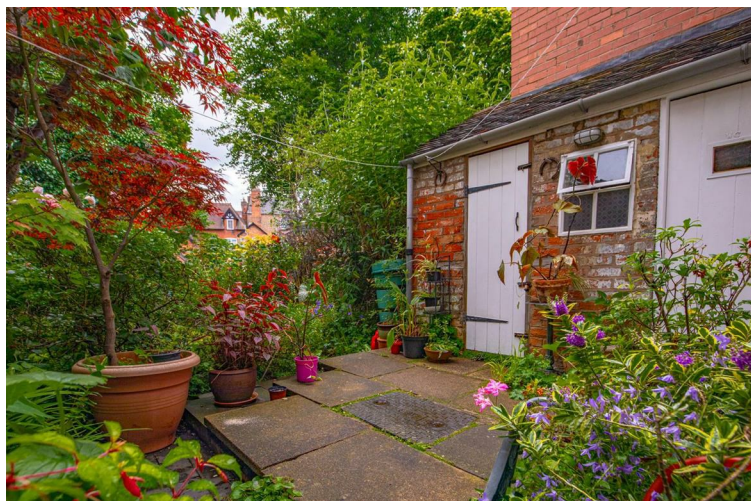


PATIO AREA

This is a real beautiful feature of the home. Italian tiles resembling the original tiles previous laid, wooden gate leading onto the garden.



OTHER ASPECT



OUTBUILDINGS

Two outbuildings, one housing a low level W/C, window to side elevation, the other for storage.



FEATURES

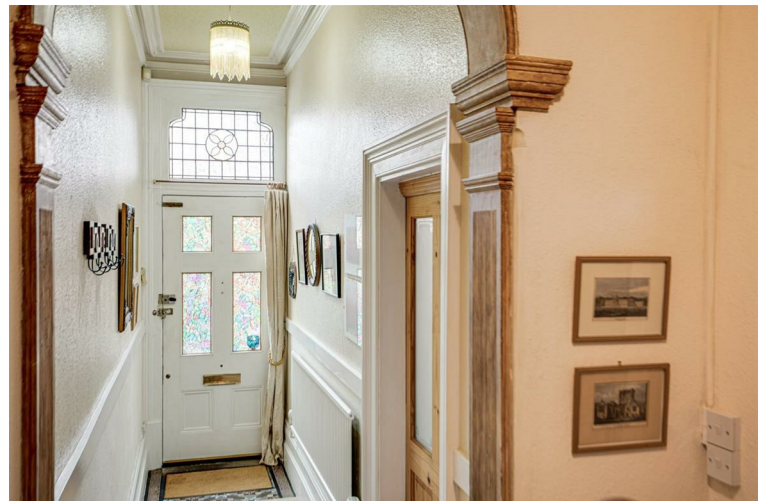


FREE VALUATION

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394



FEATURES



GENERAL REMARKS

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention. Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

MONEY LAUNDERING

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors

being instructed in the purchase of the sale of a property.

MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

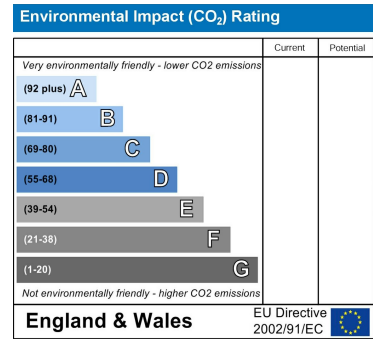
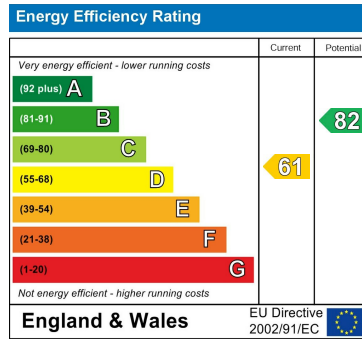
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

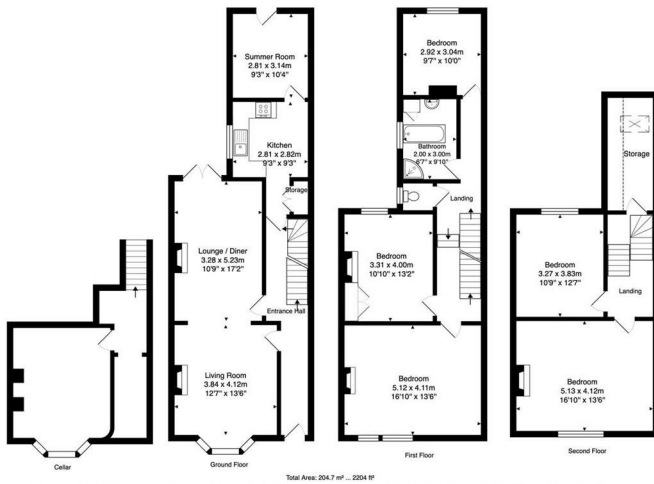
Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm



FEATURES



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Barkers

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- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

